

MINUTES OF THE REGULAR MEETING OF THE RUSH VALLEY PLANNING  
COMMISSION HELD ON AUGUST 12, 2015 AT THE RUSH VALLEY TOWN HALL,  
52 SOUTH PARK STREET, RUSH VALLEY, UTAH. THE MEETING BEGAN AT 7:00 P.M.

**Planning Commission Members Present:** Scott Hawkins, Jeff Neil, Blaine Russell and David Smith

**Appointed Officers and Employees Present:** Attorney Joel Linares, Clerk/Recorder Amie Russell

**REGULAR AGENDA:**

**1. Discussion and Review of Agenda Items by Planning Commission.** There was no discussion on agenda items.

**2. Roll Call.** Present were Planning Commissioners Scott Hawkins, Jeff Neil, Blaine Russell and David Smith. Ed Johnson was excused.

**3. Approval of Meeting Minutes for 06/10/15.** Jeff Neil made a motion to approve the meeting minutes as written. Scott Hawkins seconded the motion. All present voted in favor and the motion carried.

**4. Shauna Nikolaus – Conditional Use Permit.** Shauna Nikolaus was present at the meeting. The property is located at 1475 West Hwy 199, zone is RR5. There is a guest house on her property. She would like to list it on a website and use it as a possible Bed and Breakfast. The guest house should not sleep more than 8 guests. David Smith asked where she anticipates the parking. Shauna responded there is substantial parking space in front of the house, parking will not be on the highway. This is acceptable as home occupation with the requirements to get proper occupancy permits and licenses from the county. She hasn't decided who will be preparing food as a bed and breakfast or if it will be rented out. David Smith made a motion to approve the conditional use permit subject to meeting county requirements. Scotty Hawkins seconded. All present voted in favor and the motion carried.

**5. Monica Pittman – Road Improvement Requirements.** Mike Quarnburg was present representing Monica Pittman. He provided site information to Planning Commission Members and Attorney Linares. Copies of the road ordinances were given to Mr. Quarnberg. He was instructed to read and follow the guidelines in the ordinances and submit the required documents for a building permit.

**6. Public Comments.** No public comments were offered.

**7. Adjourn.** Scott Hawkins made a motion to adjourn. David Smith seconded the motion. All present voted in favor and the motion carried. The meeting was adjourned at 7:21 pm